



CANNON BUILDING
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STATE OF DELAWARE
BOARD OF HOME INSPECTORS

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PUBLIC MEETING NOTICE:	BOARD OF HOME INSPECTORS
DATE AND TIME:	Tuesday, July 8, 2014 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, DE Cannon Building, Second-Floor Conference Room A
APPROVED:	September 9, 2014

MEMBERS PRESENT

Donald E. Pyle, Sr., Professional Member, Chair
Tim Harriger, Professional Member
Jay "Wes" Mast, Professional Member
Joyce Edwards, Public Member

MEMBERS ABSENT

Dennis Theoharis, Public Member, Vice Chair

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Singh, Deputy Attorney General
Amanda McAtee, Administrative Specialist II
Gayle MacAfee, Division Deputy Director

PUBLIC PRESENT

William Dennis
Kenneth Rodriguez
Kathleen Heacock

CALL TO ORDER

Mr. Pyle called the meeting to order at 9:09 a.m.

REVIEW AND APPROVAL OF MEETING MINUTES

The Board reviewed the meeting minutes from the June 10, 2014 meeting. Mr. Harriger made a motion, seconded by Mr. Mast, to approve the minutes as written. The motion carried unanimously.

UNFINISHED BUSINESS

Final Denial

None

Continued Discussion of the New Castle County Board of Realtors Contract with Regards to Home Inspection

Mr. Pyle stated that he had spoken to Bob Weir at New Castle County Board of Realtors. Mr. Pyle stated that the phrase "or contactor" needed to be removed. Ms. Singh agreed and stated that she had attempted to contact the attorney for DAR again but did not receive a response. Ms. Singh stated that if a contractor was out completing home inspections that a complaint could be filed and investigated as unlicensed practice. Ms. Singh stated that she would try to reach the attorney for DAR before the September meeting.

NEW BUSINESS

Review of Applications

George Leone – Endorsement Application, Maryland

Mr. Pyle reviewed the endorsement application of Mr. Leone for the Board. Mr. Pyle noted that Mr. Leone had been licensed in Maryland for over five years. After review and discussion, Mr. Harriger made a motion, seconded by Mr. Mast, to approve the application of Mr. Leone.

Ratification of Issued Licenses

Mark Benzel – Home Inspector (completed trainee program)

Mr. Pyle made a motion, seconded by Ms. Edwards, to ratify the license of Mark Benzel.

George Leone – Temporary Permit

Mr. Harriger made a motion, seconded by Mr. Pyle, to ratify the temporary permit of George Leone.

Complaint Status – none

Review and Discussion of Implementation of House Bill 384 with House Amendment 1 (House and Senate passed, waiting for Governor's Signature)

Mr. Pyle stated that he had attended the House Committee meeting and spoke on the Board's behalf on the Board's disapproval of the Bill. Ms. Singh stated that the Bill had passed and was awaiting signature of the Governor and that the Board needed to decide how they would move forward with the new law. Ms. Singh questioned if the Board wanted to lower the requirement for the trainee and home inspector by experience. Ms. Singh stated that the Board's job was to protect the public and was to decide if the requirements needed to be adjusted to fall in line with the new law. Mr. Mast questioned if the Board could wait until the bill became effective. Ms. Singh stated that the Board could wait and the Board did not have to change any regulations unless they thought it was necessary. Mr. Pyle stated that the Board would think on the topic and reconvene on the subject at the September 9, 2014 meeting.

OTHER BUSINESS BEFORE THE BOARD (for discussion only)

Mr. Pyle stated that CSST pipes that were installed ten years ago were not bonded to protect against lightning strikes. Mr. Pyle questioned if the Board should regulate CSST pipes. Mr. Mast stated that if two different plumbers were questioned that they would probably state two different opinions on the subject. Ms. Singh stated that it did not sound like there was an established standard on CSST pipes and it would probably not fit in the regulations.

PUBLIC COMMENT

William Dennis stated that this was the first time he was hearing of Bill 384. Ms. Singh stated that the Board had reviewed Maryland's regulations on several occasions and found them not to be

substantially similar to theirs so applicants would need at least five years of licensure to become licensed by endorsement from Maryland. Bill 384 would allow endorsement applicants to become licensed if they held the designation of inspector or certified inspector of ASHI or NAHI and had at least one year of experience with at least 75 completed inspections.

Mr. Dennis stated that he was a part-time inspector and it took him about five years to become ASHI certified. He stated that if he had inspected on a full time basis it would have probably taken him two years.

Mr. Dennis questioned if the 125 supervised inspections needed to be evaluated or did they just need ride along for the inspections. Mr. Mast stated that the goal was after the 125 inspections that the trainee should be able to do the report themselves, so at the end of the process the trainee should be doing the report. Mr. Mast stated that it was up to the supervisor to make the decision on how to train their trainee. Ms. Singh stated that the applicable regulation was Rule 9.0, "the registered trainee can co-sign the report, and the supervisor only assigns work that the trainee is competent to complete...."

Ms. MacAfee stated that the Division remained neutral on the Bill 384, the Division let the secretary of State and Governor's office know that the Board did not support the bill, and the Division also supported Don Pyle to speak on the behalf on the Board on Bill 384.

Mr. Dennis stated that Bill 384 eliminated compensation for supervisors and that he would not be able to take on trainees without compensation because he was taking on too much liability. He questioned when Bill 384 would be effective. Ms. Singh stated that the Governor had not signed the bill but once it was signed it would become effective.

NEXT MEETING

The next Board meeting will be at **9:00 a.m. on Tuesday, September 9, 2014 in Conference Room B** located on the second floor of the Cannon Building at 861 Silver Lake Boulevard, Dover, Delaware.

ADJOURNMENT

There being no further business to discuss, Mr. Pyle made a motion, seconded by Ms. Edwards, to adjourn the meeting at 10:17 a.m. The motion carried unanimously.

Respectfully Submitted,



Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.